

GARDNERVILLE TOWN BOARD  
**COMMUNITY PLANNING WORKSHOP**

**May 25, 2005**

- **The meeting was called to order by Chairman Cook at 5:30 p.m. The flag salute was led by Chairman Cook.**

**PRESENT:**

Thomas J. Cook, Chairman  
Randall P. Slater  
Jerry L. Smith  
Paul A. Lindsay

Jennifer Roman, JWA Consulting Engineers  
Jim Park, Town Manager  
Carol Louthan, Administrative Assistant

GUESTS: A list of those present is included in the file of the May 25, 2005 meeting.

- Approval of the Agenda

**Motion Slater/Smith to approve the agenda as written. Motion carried with Board Member Philips absent.**

- Public Comment on Any Item Not on Tonight's Agenda-No Board Action

No public comment.

**ADMINISTRATIVE AGENDA**

**COMMUNITY PLANNING**

1. Discussion and possible action on a presentation from Bruce Race and the Citizen's Advisory Committee on the plan for prosperity for the Town, including recommendations for action and other matters relating properly thereto.

Presentation by Bruce Race.

Tonight is the second community workshop.

It is important to have the community participate in this important effort in shaping new opportunities based on your values as a community.

The County is updating the master plan and there is an opportunity to move your vision of the future into the public policy.

Now is the time to think about the future and shaping it. The citizens advisory committee is acting as a sounding board on the Board's behalf.

Each workshop there is a summary that is put together.

In the workshop they worked in teams and identified long-term opportunities for changes in the community in the next 20 years.

Key opportunity areas:

- 1 Old towne
2. S curve
- 3 Millerville
4. Commercial quad
5. South central Gardnerville
6. South entry to the community.

Other issues identified to keep in mind.

1. Views
2. Bike paths (connectivity)
3. Traffic speed
4. Strip commercial and big box (not a lot of interest)
5. Community center, recreational and social focus.

As an overall approach there are broader choices to make as a community. Think about how they make decisions. Elected because they reflect the values of the community.

Handouts reflect two views of the future: commercial emphasis and mixed use. What is appropriate for Gardnerville in terms of the mixed use idea. Three of the biggest opportunity areas that set the tone for the community:

1. S-curve and old towne
2. Jacobsen Ranch area
3. South plaza

These areas set the tone for the future. What type of places are we creating? What is the community all about? How do they connect these together to create an overall community of interconnected districts and neighborhoods. These were the challenges of the last workshop.

Highlights of each area:

1. Old town area two futures: 1. mixed use idea. What kind of activities go around the park space? What activities happen in the area? A walkable place with commercial around one edge of park and residential live-work around the rest. Need to line the park with 24-hour life, so it is a safe place. Another option is more of a commercial use where Gilman is a new commercial address and pays less attention to preservation. You have to be careful you don't replace Main Street. Both try to meet the objectives but one with a commercial emphasis, one with more of a residential emphasis. Generally speaking the commercial has half the residential and twice the commercial. All ownership housing.

S curve, each building and each open space contribute to the design. Two visions for the area which they will discuss in the workshop. In the workshop they will work with the housing types.

Jacobsen area, the committee seemed most interested in a mixed-use walkable development.

1. Horizontal mixed use designed as one neighborhood, smaller commercial uses that integrate into residential.
2. Institutional use, community use, commercial use still designed together. Civic design opportunity, shared parking, shared access and all things that still make commercial development integrate into residential.

The south entry area of 130 acres will have a huge impact on the region. You have to have an attitude and figure out what they want.

Two options:

1. New neighborhood horizontal mixed use, bigger site, some apartments, condos and townhouses, neighborhood park, clubhouse, swimming pool, exercise facility; around 250 to 300 units to support the amenities.
2. Office or campus office. Clearly it is not sustainable as an all employment scenario. It is something they need to think about in terms of opportunities. The last workshop he felt the old town area was a high priority central district for the community. Looking at 100 acres to the south the focus is lost for the old town area. How do you keep a central district central. That is the overview. Any questions or comments?

There were no questions.

Tonight they will review the broad vision aspect, the key features, focus on a direction. The CAC has been active players and because they are representative of community values their input is important.

Implementation: When they talk about roads improvements and all the day-to-day activities that make the Town function, you have to be realistic. They need to be realistic about the market feasibility (do people want it), financial feasibility (even if they want it, are the rents high enough to build it), parking (look at numbers, what is the parking generation, what land is available, what are the logical sites). It will take commitment on the implementation side. Think about things that are shared: How is parking shared; open space shared; active role the town and county will play in terms of making old town work. They will have a brief presentation from NDOT to talk about Hwy 395. That is a very important implementation issue: traffic speed, maintenance, curb cuts.

Every meeting they have there will be meeting notes, when and where the next meeting will be; all of that will be accessible from the town website. If you need anything Town staff is helpful in getting information to you or getting information to himself or Mr. Dinsmore. Before they do a report, he would like to add a milestone. Based on the information gathered tonight there will be a checkpoint. There will be a concept package that says this is the broader direction and here is some implementation implications and supporting principles. Sometime late summer another meeting with the Town Board. Drawings will help market the site and communicate what you would like to see. This fall there will be a report that has all the guidelines. This is about collectively thinking about a vision of the future.

Mr. Keefe asked in terms of mixed use in the area of live-work concepts, are there any ordinances or zoning issues that come up? What mandates for low- moderate housing developments are there so they don't go down the line and face reality?

Mr. Slater asked if Mr. Keefe would repeat the first point.

Mr. Keefe repeated on the live-work concept in conjunction with mixing uses.

Mr. Race believed this is a very popular approach to providing housing and employment opportunities in the Sierra, is to find a way to create live-work type of investment opportunities. It can be ownership format. Finding a way to balance and maintain the quality of life and creating economic opportunity and providing matching housing is something every community is talking about. He is hearing no major change in direction. He asked if he missed any option issue he needs to cover? They are starting to move from the general to the specific. Based on the discussions, they will develop principles, policies and concepts that plug into the county master plan. They will continue to refine that in terms of implementation and guidelines to support the policies. He will check in each step of the way. Anything else that comes up that needs to be addressed, or an issue that may be a distraction from an opportunity, let him know.

Chairman Cook thanked Mr. Race. At the last meeting it was nice to watch five different teams sit down and come up with views. None of the Board was involved in the conversation.

Mr. Park recognized Skip Sayre, from the Convention & Visitors Authority and Nancy McDermid from the Planning Commission as being present.

Motion Smith/Slater to adjourn the meeting 6:28 p.m. Motion carried with Board Member Philips absent.

Respectfully Submitted,

---

Thomas J. Cook  
Chairman

---

Jim Park  
Clerk to the Board